

MAR-APR 2008



DUBOCE TRIANGLE NEWSLETTER

Hand-delivered to **3000** households and businesses bi-monthly

Monday Mar 10

7:30 pm

PUBLIC MEETING

CPMC Davies Medical Center,
Lower Level B

Meeting Agenda:

Supervisor Gerardo Sandoval (Dist. 11) will be our featured guest and will discuss his initiatives:

- Potential Duboce Triangle Historic and Residential District - What does it mean?
- Duboce Park Update and Lower Haight Update

Please join us!

DATES TO REMEMBER:

Sun. March 2 & 16 - Noon to 4:00 pm

Rocket Dog Mobile Rescue
Corner of 18th and Castro Streets

Sat. March 8 - 11 am to Noon

Duboce park Dedication & Grand
Opening of Dog Play Area/Multi-Use
Area.

Mon. March 10 - 7:30 pm

Duboce Triangle Neighborhood Assn.
meeting
CPMC Davies Medical Center
Auditorium, Level B

Sat. March 15 - 10 am to Noon

Friends of Duboce Park Volunteer Day.
Contact Rose at rosegillen@sbcglobal.
net or 255-8370 for more info.

Sun. April 6 & 20 - Noon to 4:00pm

Rocket Dog Mobile Rescue
Corner of 18th and Castro Streets

Sat. April 12 - 10 am to Noon

Friends of Duboce Park Volunteer Day
Contact Rose at rosegillen@sbcglobal.
net or 255-8370 for more info

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Market Octavia Plan Historic Resources Survey Progresses Slowly

Two years ago, at the request of Duboce Triangle Neighborhood Association, the Planning Department embarked on an historic resources survey to support the Market Octavia Area Plan, the other neighborhoods within the plan area, and the preservation community. The survey area includes most, but not all, of the Triangle and has identified an eligible historic district that includes Duboce Park and surrounding properties. In addition, the Planning Department has developed an extensive body of historic research and documentation on the neighborhoods within the Market Octavia Plan area in the form of a Historic Context Statement. The Context Statement identifies the historical development of the Market Octavia Plan area neighborhoods, significant people and events associated with the area, and serves as a framework for evaluating the significance of its neighborhoods. The Context Statement is available for public review on the Planning Department website: www.sfgov.org.

The preparation of the Context Statement is completed, but the survey process, which was expected to take 12 months, is ongoing and many of the properties within the Triangle have yet to be fully analyzed to determine their historic significance. The Planning Department and its consultant continue to refine the information on the properties evaluated in an effort to complete the project. DTNA has raised concerns about the accuracy of their re-

sults and has identified significant gaps in the survey coverage of the neighborhood. At issue are the decisions that were made about many properties in our neighborhood without in-depth research, analysis, and/or documentation to substantiate whether or not they are eligible historic resources.

DTNA has spent considerable time and effort to get a "comprehensive" analysis of all of the age eligible (50 or more years of age) properties in our neighborhood, which is the standard for professional historic resource surveys. Analysis of all age eligible properties should be a fundamental part of the Market Octavia Area plan, especially for the Triangle, since most of our neighborhood was developed between the 1870's and early 1900's and there are few buildings less than 50 years old. DTNA believes that the Planning staff has not fully assessed the historical value of our neighborhood and has limited the scope of the survey analysis to meet budget and schedule requirements and not because much of the Triangle does not warrant the same high level of rigorous historical analysis and/or documentation. In an effort to try and resolve this issue, DTNA recently conducted a walking tour of the neighborhood with Planning staff. We walked the neighborhood together and discussed our observations in an attempt to reach agreement on an efficient and practical approach to resolve our differences. The

Continued on page 10

Citywide Halloween for 2008



*San Francisco Supervisor
Bevan Dufty*

On February 12, the Board of Supervisors gave final approval to the creation of a City-wide Special Events coordinator.

Last year I introduced legislation to create and staff an Office of Special Events to manage not only Halloween, but many other planned and unplanned large public events in the City. Working with stakeholders in this area, including event professionals like the organizers of Pride and the Castro Street Fair, we are developing a structure that will make this office a strong asset to our ability to hold and attract safe and fun major events.

There were signals that the Mayor wanted a more comprehensive overhaul of the Entertainment and Film commissions, so I chose to create the staff position immediately because it is essential that we have someone on board to manage Halloween. However, we will not lose sight of the broader picture and may see the structural legislation later this year.

In addition, the Entertain-

ment Commission is holding meetings with neighborhood groups both within and outside of the Castro. I know that the Entertainment Commission, and its Chair Audrey Joseph, already spoke before DTNA and is making plans to meet with other neighborhood groups. One of the positive "side effects" of last year's effort in the Castro was that night-life districts in other parts of the city saw increased business. The Entertainment Commission is working with merchant groups in areas like Polk Street, SOMA, and the Mission, among others, with the hope that other neighborhoods will hold their own events -- sort of a spin on 2007's "Home for Halloween."

I am also encouraged that a major San Francisco brand is interested in becoming the lead sponsor of a citywide Halloween event. Audrey and I have met with their marketing staff and we hope that the break last year will demonstrate to potential sponsors that the City is serious about re-inventing this event in a way that is creative, fun, safe and manageable.

With a combination of grassroots outreach to different neighborhoods, and additional City staff to immediately begin making concrete plans for the necessary large civic event, I am committed to a successful and safe Halloween.

As you read this, I will be returning from a Sister-City visit to Sydney for their Gay Mardi Gras. In the past two months there was a spate of anti-gay acts of violence which raised a discussion of re-routing the night-time Mardi Gras Parade away

from the gay Oxford District. We're not alone in facing these challenges, but I believe we can set an example by working collaboratively towards a safe Halloween. We can be assured that people around the country and beyond will be watching.

Your Board Member



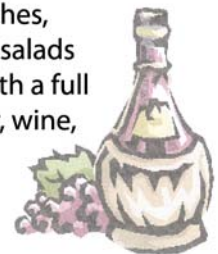
Brad Villers

I moved here in 1987 and have owned or managed two businesses in the Castro for the past 20 years. I love our area and the people who are

invested in making it a great area to live in. Besides working and living here I try to keep busy with charity work, too. I am also going to be doing "Nanny" work that goes along with my love of children. As well as being a new member of the DTNA Board, I am really proud to be a MUMC board member. All of these interests join me to many old friends, and to many new friends. I try to say hello to most people on the street and hope people will say hello to me and stop and chat about our area and life too.

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**President's Message
by Dennis Richards**

**Community Based
Planning Works**

Bad City Planning excludes the voices of those whose quality of life is most affected! Remember the freeway that ran right in front of the Ferry Building? How about the hundreds of Victorians that were bulldozed in the name of eradicating blight? How about parking garages built in downtowns all over the US that sit empty and only accelerate their demise?

Fortunately there was a community based planning process for the rezoning of our neighborhood that will live on for the next three decades! And I am proud that Duboce Triangle Neighborhood Association was there for the last 3 years every step of the way.

While the Board of Supervisors will vote on the final Plan on March 4 (after the deadline for this newsletter) I am satisfied that our voices

were heard about what we want our neighborhood to look like in the decades to come. We strove to balance development with neighborhood character which by the way also includes people!

Speaking of bad city planning, you cannot get much worse than ballot box planning. DTNA rejects attempts to trump community based planning with its open dialogue and debate and instead politicize it through ballot initiatives. Recall for example Proposition H last November with its "one size fits all" parking requirements for the entire City? That measure was rejected by 70% of the voters. What can be worse than a bunch of special interests telling you what you need in your neighborhood? Community based planning works!



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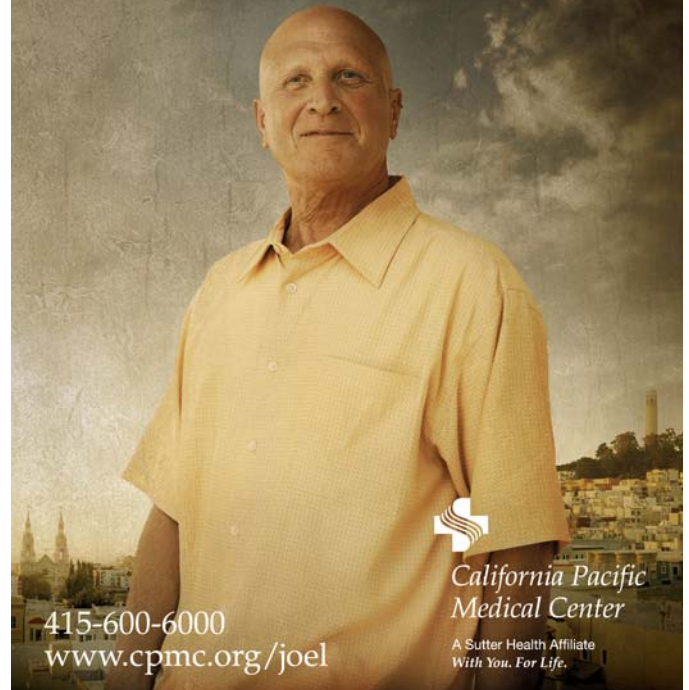
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Duboce Park Multi-use Area Ready

Mark your calendars for Saturday, March 8 at 11:00 am; that's when the dedication ceremony for the new Duboce Park Multi-Use/Off-Leash area will be held, and the newly-constructed area will officially open

to the public! Mayor Newsom, Supervisor Dufty, Supervisor Mirkarimi and other city leaders are expected to speak, and refreshments will be served. The new Multi-Use Area (MUA), which encompasses the southeast quadrant of the park, has been partly closed for construction since October. Improvements to the park include new north-south and east-west pathways, two new social areas with benches and landscaping, a new drinking fountain equipped for people and dogs, lighting improvements, signage and pavement stencils, an ornamental bollard-and-chain fence, drainage improvements, and lawn repair and replacement.

The project is the result of a broad community-driven effort to improve the entire park and create spaces to accommodate all varieties of park users. Beginning in 2004, members of the community began meeting to discuss ways to end decades of contention over park usage and to make the park work bet-

ter for everyone. A task force sponsored by DTNA and Supervisor Bevan Dufty was formed in 2005 and representatives from a wide spectrum of the community met regularly to create a plan for the park. The

plan was ultimately approved by the city in January, 2006, after community acceptance of the plan at a public meeting. Sup. Dufty's successful efforts in 2006 and 2007 to secure funds for implementing the Park Plan resulted in last fall's groundbreaking for this first phase of the project. The second phase should begin later this year, and will encompass improvements to the upper area of the park. Once it is officially open, off-leash dog play will be restricted to the new MUA. The upper "half-moon" area, across from the children's play area, is now a Public Lawn Area for people only (dogs are not allowed.) The remaining lawn areas of the park are open to people and on-leash dogs. Following the opening of the new MUA, the upper half-moon area of the park will close for 60 days for maintenance, and to encourage park users with dogs to shift their usage to the new area. Park users are asked to "spread the word" and encourage others to restrict their off-leash dog play to the MUA, and

to respect the park's residential neighbors; barking and squeaky toys are not appropriate in the early morning and nighttime hours due to the close proximity of homes to the park.

Area project (see accompanying article), the Harvey Milk Recreation Center renovation project (see below), and Prop A (which passed in the February 4 election).

These community meetings offer you a great chance to ask questions and get the latest information from Rec & Park on Duboce Park projects or anything else involving our park. The next community meeting is scheduled for Tuesday, May 13, 6 p.m. For more information, please call 415-831-2700.

Harvey Milk Recreation Center Renovations

Selective demolition and the installation of drilled piers for foundation tie beams has been completed. The exterior elevator shaft walls have been formed and are currently being poured, and the interior layout for new partitions continue.

Additionally, the plantings in the circles near the basketball court and Pierce St. are being removed to allow replacement with new trees. Electrical and mechanical upgrades, and work on the east grand staircase, are ongoing. The exterior pad at the east entry has been poured, and the basketball court will reopen for public use very soon. Rec & Park will continue to remind the contractor that they are responsible for graffiti removal. New landscaping will be installed and all damaged trees will be replaced.

Work that began on July 27 is expected to be substantially completed by the end of August or early September 2008. The project is currently approximately 40% complete.



Duboce Triangle residents should be proud of another demonstration of community efforts to improve the park and the neighborhood, for which DTNA and Friends of Duboce Park were recently recognized with an award from San Francisco Beautiful. Come out on March 8th and join other community members for a bit of celebration.

Duboce Park February 4 Community Meeting Report

The City's Recreation and Parks Department holds quarterly meetings to establish consistent lines of communication with the Duboce Park Community, provide and disseminate information, and to improve the quality of recreation and maintenance services offered at Duboce Park and the Harvey Milk Recreation Center for the Arts.

The topics at the February 4 meeting were updates on the Dog Play Area/Multi-Use

Upper Market Workshops Results To Be Published Soon

The Upper Market Community Workshop Series and Design Plan is intended to guide the future development of the Upper Market Street corridor (of which the majority of the individual development parcels lie in the Duboce Triangle. Please refer to the map, between Castro and Octavia Streets. A series of community workshops were held in the fall of 2007 to focus on developing the community's vision for the corridor, with an eye to how upcoming development can contribute to the vision.

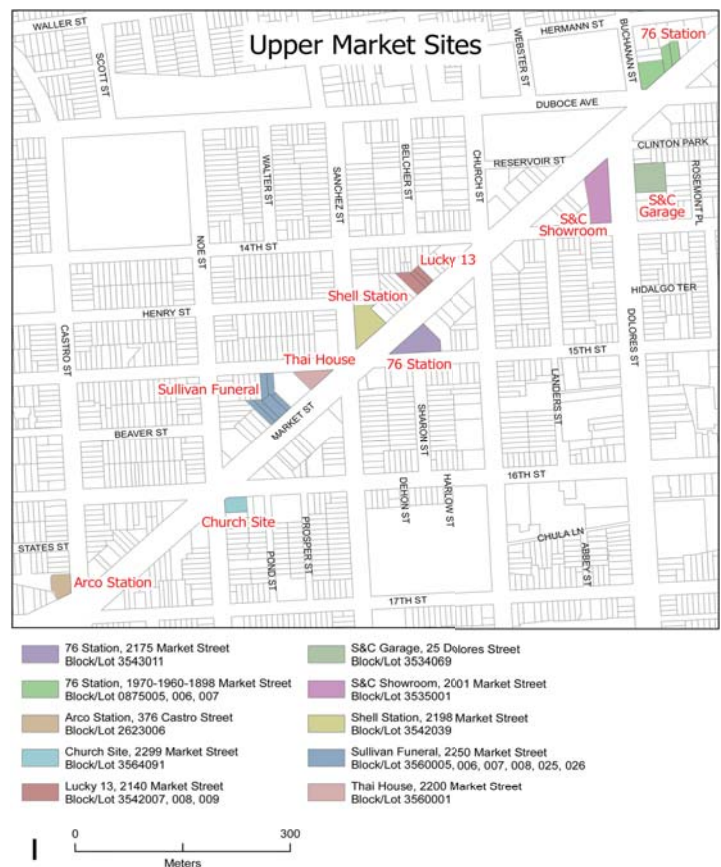
Three well attended and highly successful workshops the Upper Market Workshop Series have been completed and the draft Design Plan is currently being completed by city planning staff and MIG, the hired consultants on the project. The workshops have gathered various types of community recommendations to focus the area's identity through improvements to the public realm, design of new developments and land use recommendations. These elements will be formalized into a series of recommendations that convey the

community's vision for the corridor, and provide a guide for development within the area.

The draft design plan is expected to be completed and presented to the public sometime in March. Upon completion, the draft plan will be presented to the community in a forum that will allow the public to make comments and provide feedback on the draft. A variety of methods (website, postcards, posters, etc.) will be used to alert people about the creation of a draft document and the subsequent open house. City planning staff will then incorporate the given feedback into a final draft to be presented to the Planning Commission for their endorsement.

Please check the plan website <http://uppermarket.sfplanning.org> or be in contact with Sarah Dennis (558-6314) or Abby Kiefer (575-9065) to learn more about the planning process.

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We welcome our neighbors from the
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Neighborhood Association

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(415) 621-2570



Brought Back From The Brink Of Closure

Looking at the busy hive of McKinley elementary school today, you might not realize that just two years ago it was on the district closure list because of low enrollment. Our dynamic staff, well-rounded curriculum and intimate atmosphere attracted many discerning families from all over the city, who have jumped right in to support the school. It is really wonderful to see what can happen when the success of an institution becomes a community-wide effort rather than the burden of just a few folks.

In particular, two nascent projects have enlivened the school. We now have a Building Committee, whose goal is to bring the look of the school into the new century. They will be giving it a good polishing from 9 a.m. to 3 p.m. on Saturdays March 1st and March 23rd by removing decades of staples from the walls, sanding, and preparing our gorgeous wood interiors for priming and painting. As always, we welcome any donations of equipment or elbow grease! This sprucing up will be a nice accompaniment to our native plant garden along the 14th Street frontage which has begun to sprout wildflowers.

The other exciting change is our invigorated Fundraising Committee. Thanks to the (many a late night) efforts of our families, McKinley will be hosting its first ever

DOGFEST in Duboce Park. Bring out your celebridogs for all the attention and fame they deserve! The event happens on Saturday, April 19th at 11 a.m. with a promenade celebrating dogs, kids and families. The day will be packed with fun activities until 3 p.m., including Jumping Houses, face painting, bands, a raffle for pup and pet prizes, a contest to decide Best Kisser, (owner and pet) Look-A-Likes, Best Costume, Best Trick and more. The suggested entry donation is \$20 and hopeful contestants can pre-register at www.mckinleyschool.org/dogfest. This event will benefit important programs such as art, Spanish, and physical education at the school as well as new desks, chairs, and tables needed in the classrooms.

As we transition to a more privatized society, the burden of funding programs that many of us took for granted growing up has fallen on private donors and on communities. McKinley's good fortune to be enveloped in a generous community got us through many difficult times. Last year's \$20,000 budget cut was absorbed mainly by amazing fundraising and grant writing efforts by the staff and families and well as generous corporate participation in programs. The \$4.8 billion in cuts proposed in the new state budget will not be so easily endured without dramatic increases

in class size and reduction in programs. Please keep in mind that another way you can support public education in our neighborhood and throughout the state is to contact the governor and your state senator and assembly member to let them know a budget that devours the public school system is unacceptable.

Thanks for keeping McKinley a part of the Duboce Triangle community.

Jennifer Baker,
McKinley parent

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Friends of St. Francis Childcare Center – Support our Parents and Children!

Did you know...?

You probably know by now that there is a wonderful Childcare center right in the neighborhood called Friends of St. Francis Childcare Center. (50 Belcher, near Duboce). Of course, many of our 38 children live right in the neighborhood. But, did you know that every year the Center is not able to serve all of the Duboce Triangle families on our waiting list?

What does it mean for you?

Well, first of all if we continue to grow and prosper, we can serve more families. And because we are a childcare center, we are able to get extra policing of the streets nearby, which helps keep the entire neighborhood safe. And certainly, the sounds and sights of children coming to and from and enjoying their day in the large backyard at the Center are an obvious and beautiful benefit to us all!

More About Friends of St. Francis

For 30 years, FOSF has been a special home for 2 to 5 year old children regardless of socio-economic background, family composition or ethnicity. Two-thirds of our children receive tuition support. We are a private, non-sectarian, non-profit school.

Just like San Francisco, the broad range of families in our Center enriches the experience of every child.

One of the major fundraising activities we produce at the Center is our annual Spring Fling Event. We throw a sensational fundraising party that includes Silent and Live Auctions, entertainment, fabulous food and more! The event attracts over 200 attendees. This year's event will be at the Swedish American Hall on Saturday, May 3rd.

How Can You Help?

We are making a strategic effort this year to engage the community more in The Center and the Spring Fling event particularly. We expect to get the support of 3 or 4 major restaurant sponsors from the area and we'll be asking local retail, service shops and restaurants to donate gift certificates, wine and other items for the silent auction. If you have any connections in this regard, please let us know and we will provide you with solicitation forms or connect you with one of the FOSF Spring Fling committee members.


Speaking of the FOSF Spring Fling Committee, we could use a couple of community volunteers. If you have experience throwing a big party and would like to help, just let us know. We would love to have you join the team!

Of course, we hope you will mark your calendars for the date, buy a ticket (and maybe even buy a ticket for a staff member or low-income parent) and join us in the Spring. We hope to see you on May 3rd!

Nancy Castelli
Advisory Board Member
Spring Fling Committee Chair

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Eureka Valley/Harvey Milk Memorial Branch Library Closes for Renovations

The latest beneficiary of San Francisco's bond measure to upgrade library facilities, our neighborhood branch closed March 1 with a closing party that included a bookmobile parade and music and dance performances. The building's footprint will be expanded slightly, but the majority of the improvements are structural and internal, resulting in a more comfortable, functional, and modern library.

What you may not realize is that the bond funds only pay for the improvements to the building itself. The non-profit Friends of the San Francisco Public Library is organizing a committee to spearhead a private fundraising effort to pay for new furniture, fixtures, and computers, all of which are crucial to creating the new branch. Every donation helps and will be recognized, with significant naming opportunities available to larger donors. At just \$250, engraved bricks are a great way to commemorate a lost loved one or honor your favorite English teacher or other inspiration. To



Artist's rendering of the renovated branch from the South



Artist's rendering of the renovated branch from 16th Street

donate, visit <http://www.friendsandfoundation.org>.

The branch will be closed for one to two years, but the bookmobile will maintain regular visits to our neighborhood during that time. More information about the improvements, including floor plans and the bookmobile schedule, is available at <http://sfpl.org/blip>.

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Residential Character District Being Considered

With continuing speculative real estate pressure and the density increases being created under the Market/Octavia Plan, the Duboce Triangle is beginning to see a level of development activity not experienced in decades. It is crucial that the market forces incentivizing development do not do harm to the quality of life for the residents of the Triangle. In this context, the DTNA Land Use Committee is exploring the possibility of having our neighborhood identified as a “Residential Character District” in the zoning code which recognizes areas of the city that have special attributes. It is a tool to ensure development respects and maintains the defining characteristics of the Triangle while allowing for incremental growth with renovations, decks, room additions, even added building stories.

Existing provisions of the Zoning Code, as well as the “Residential Design Guidelines”, would continue to apply and be augmented by the Residential Character District. The objective is to guide development with principles of good urban design and in context and scale with the Triangle’s established character and landscape. Several other neighborhoods are currently acknowledged this way, including Dolores Heights, Westwood Park and Bernal Heights.

As reported in this newsletter, much of the Triangle is

already being considered for designation as a Historic District. This is essential for preserving architectural integrity and aesthetics; the Residential Character District will be complementary in preserving other character-defining features beyond strict historic preservation which make the neighbor-



hood unique. The two designations reinforce each other. Development should respect the intimate scale and historic building fabric of the neighborhood both along its pedestrian-friendly streets and within the mid-block open spaces.

The character of the Duboce Triangle is created by a number of elements including historic buildings, wonderful sidewalks with large street trees and plantings, a modest scale and height to buildings, and rear yard “courtyard” open spaces with

shared light, air and views. The existing pattern of contiguous rear yard open spaces is a core defining characteristic throughout the Duboce Triangle (see accompanying aerial photo). It is every bit as critical to the fabric and livability and attractiveness of the neighborhood as the stately rows of Victo-

rian buildings seen from the streets—it is part of what holds the property values in the neighborhood. These central courtyards have for the most part been respected through slow, small incremental changes in property development over decades. The rear rooms, porches and backyards of buildings are actively used and important “community space” for residents.

The public realm of Duboce Triangle is also a renowned characteristic – it is truly a “pedestrian” neighborhood.

It was in this neighborhood that the City’s original “livable streets” traffic calming improvements and sidewalk plantings were installed over 30 years ago. The public promenades of Duboce Triangle’s streets, in combination with walk-up flats and stoops on the Victorian buildings, means that they also function as a “front porch” for residents. The sidewalk aprons in front yard setback areas where the sun creates warm spots and where kids and dogs often play add yet another dimension to the activity of the neighborhood streetscapes throughout the days and evenings.

Ensuring that new development and expansions are compatible could include the preservation of street trees, improving the ‘walk-ability’ of sidewalks, and ensuring that mid-block open space and access to light and air are protected.

The Land Use Committee plans to develop this idea of a Residential Character District, with the goal of respecting the unique neighborhood fabric. We are seeking additional input from DTNA members and residents about the things which make the Triangle special and are important for protection. If you have additional thoughts, questions, ideas or concerns, please let us know.

Visit our website at
www.dtna.org

Market Octavia Plan Historic Resources Survey Progresses Slowly

Continued from cover page

tour was an agreement with Planning on a "scope of work" to conduct additional survey work in the Triangle so that we can reach agreement on the historic significance of the entire neighborhood. The areas to receive additional survey are shown in the accompanying map that identifies historic district study areas.

However, this plan has run into funding problems because the city funding reserved for this additional survey work may be lost due to the city budget shortfall. DTNA is actively working with the Planning staff, Landmarks Preservation Advisory Board, the Mayor's Historic Preservation Fund Committee, and the Board of Supervisors to try and secure the necessary funding. DTNA is also actively advocating for the adoption of legislation that would establish specific permit review procedures that would apply to all properties in the Triangle that are potential historic resources, i.e., all properties that are 50 or more years of age, until the historic resources survey is completed and adopted by the Planning Commission

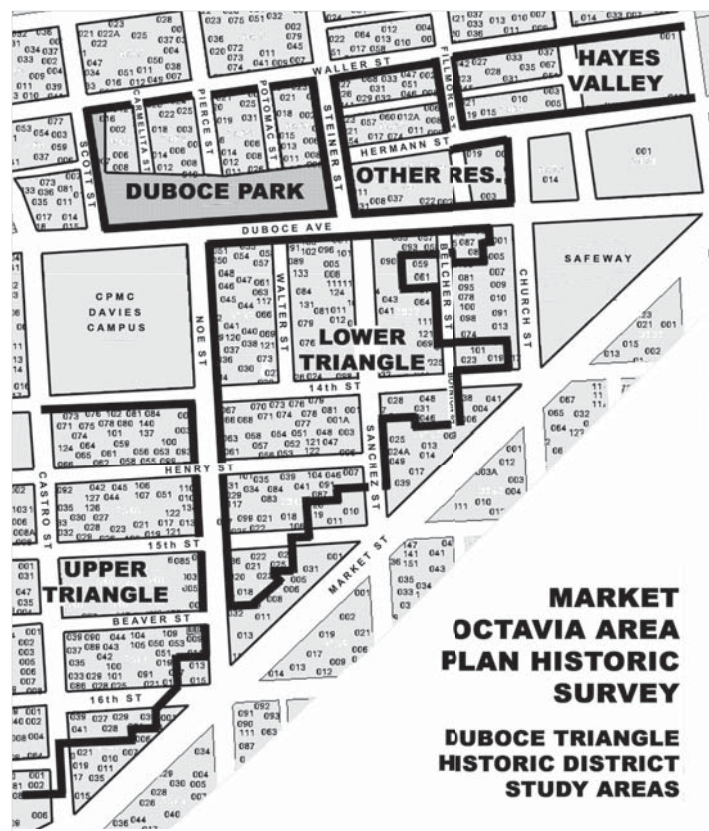
The Duboce Park area has been determined by Planning to be an eligible historic district containing approximately 265 properties most of which contribute to the historic district because they

form a cohesive collection of resources that have a related history and share a period of significance, relate to one another architecturally, and exhibit a high degree of physical integrity. The survey information used to make this determination of eligibility is still in draft form and is expected to be released for

disagree and recommend changes to this information and documentation generated by the survey. However, property owners cannot directly control whether their property is included, or excluded from the survey, and property owner consent is not required. Further, it is the Planning Commission

of the city's 11 locally designated historic districts were initiated by property owners and neighborhood organizations concerned about demolition, incompatible alteration, and maintaining the historic character of their neighborhood. Historic district designation at the local level would require the support of 66 percent of owners of property in the proposed district.

In addition to providing regulatory oversight and protection of properties from demolition and incompatible exterior alteration, local historic district designation has been shown to enhance property values, stabilize neighborhoods, and provide important economic benefits to property owners. Designated historic properties may qualify for tax credits or flexibility in the application of local Building Code requirements thereby reducing rehabilitation costs. There are several options as to the type of historic district designation that might be pursued for the Duboce Park area. For instance local historic district designation provides the most regulatory oversight and requires Landmarks Board approval of most permits. Conversely state and national historic districts are advisory in nature and do not include preservation requirements. In an effort to provide additional information on the pros and cons of each of the available designation options DTNA will host a number



public review sometime later this year. Once the information is made public, DTNA, the property owners, and the public will receive mailed notice of their opportunity to review and comment on the survey documentation before it is forwarded to the Landmarks Preservation Advisory Board and Planning Commission for adoption. It is important to note that property owners can

that ultimately determines which properties are classified as eligible or contributing historic resources to this eligible historic district. The adoption of the survey and identification of Duboce Park as an eligible historic district presents an opportunity for property owners, DTNA, and the city to pursue official designation of an historic district at the local, state, or national level. Many

Market Octavia Plan Historic Resources Survey Progresses Slowly

Continued from page 10

of forums with invited guests from the Planning Department, neighborhoods that initiated historic districts, and preservation professional at future monthly DTNA membership meetings.

DTNA believes that it is important to complete the Market Octavia Survey and to explore options for historic resource protection in order to maintain the historic character and quality of life of the neighborhood. The Triangle is experiencing greater development pres-

sure which is only expected to increase with the adoption of the proposed RTO (Residential Transit Oriented) zoning which is called for in the Market Octavia Plan. This proposed zoning will increase the market pressures that act as an incentive to demolish or significantly alter historic resources in the interest of maximizing the building envelopes and the intensity of use. It is true that some areas of the Triangle are less cohesive, exhibiting a wider variety of architectural styles and a greater degree of alteration. However, discounting these properties

without doing the analysis to substantiate their historical value only intensifies these development pressures. Not having sound information to rely on leaves property owners and DTNA to fight it out

on a project by project basis and increases the risk that the resources that contribute to the character of our neighborhood may be lost.



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San Francisco, CA 94114

Continued from cover page

DATES TO REMEMBER:

Sat. April 19 - 11:00 am to 3:00 pm
DogFest 2008 at Duboce Park.
A celebration of Kids and Dogs, to benefit SFUSD McKinley Elementary School.
www.mckinleyschool.org/dogfest/

Thu. April 24
Stop AIDS Project Dine For Life
Dine out at participating restaurants and 25% of your food bill will be donated to benefit the HIV prevention programs of the STOP AIDS Project.
Visit www.diningoutforlife.com

Sat. May 3 - 6:30 pm - 11:30 pm
Annual Spring Fling Celebration benefiting the Friend of St. Francis Child-Care Center.
www.FOSFChildcare.org

Sun. May 4 - 5:30 pm - 9:30 pm
Bliss, Maitri (AIDS Hospice) Gala Event at Golden Gate Club. Exhilarating Entertainment, Superb Cuisine, Luscious Wines and Silent Auction.
www.maitri.org



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TICs, TICs, TICs!

Of the five homes that sold in the Duboce Triangle in November, three were TICs. Another six are still on the market or scheduled to close soon. TICs (Tenants in Common) provide fewer legal protections than condos, and are usually less expensive. Want to know more? I recently wrote a column about them for the Castro Courier – contact me if you'd like a reprint or if I can answer any questions for you.



Data provided by San Francisco Association of Realtors. All information deemed reliable, but not guaranteed.



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DTNA Transportation Comte Scores Key Neighborhood Intersections

The DTNA Transportation Committee has been working on collecting the raw data that will inform the plan we will present to the San Francisco Metropolitan Planning Agency (SF MTA). As reported in the last newsletter, the MTA is working on plans for station and street redesigns along Duboce and Church Streets, from the Duboce Park N-Judah stop to the train platforms near Church. The committee also continues to advance the existing community plan for Noe Avenue near Duboce.

We wanted to ensure that we took a holistic approach to creating a plan for the areas. To that end, the DTNA Transportation Committee members have been doing place audits of three sites within the project areas: the N-Judah Duboce Park stop, the intersection of Steiner and Duboce Streets and the mega-intersection of Church and Duboce Streets. We plan on looking at additional locations, including Noe Street near Duboce. A place audit has two parts:

1. After first walking through the full site, each auditor quickly rates the place on a scale of 1 to 4 on specific indicators within four broad categories:

- Comfort & Image
- Access & Linkages
- Uses & Activities
- Sociability

2. The group comes together

and collaboratively answers the following questions and prompts:

- What do you like best about this place?
- List ideas that you would do to improve this place that would be done right away and that wouldn't cost a lot.
- What changes would you make in the long term that would make the biggest impact?
- Ask someone who is in the "place" what they like about it and what they would do to improve it.
- What local partnerships or local talent can you identify that could help implement some of your proposed improvements?

A fully supported place audit has more components. But we're doing the quick and easy version. Here's what we found:

- Duboce Park N-Judah stop scored a 43 out of a total possible of 64. The area score low on "Comfort & Image" and highest on "Access & Linkages"
- The intersection of Steiner, Sanchez and Duboce - at the Duboce Park Cafe corner - scored a 40 out of 64. The area scored quite low on "Comfort & Image" and highest on "Uses & Activities."
- The mega-intersection of Church and Duboce scored

a 40 out of 64. The intersection scored lowest on both "Comfort & Image and Sociability" and fairly high on both "Access & Linkages" and "Uses & Activities."

In addition to the place audits, a group of volunteers has collected pedestrian counts and use data for the Duboce Park N-Judah stop and the Church and Duboce intersections. We plan to collect more data for the other intersections soon. This data helps us understand two things: how many people is the place currently attracting and how are they using the place? We were amazed to find that 778 pedestrians passed through the Duboce Park N-Judah stop in just an hour on a recent beautiful Saturday, staying for an average of 1.16 minutes. At Church and Duboce, 979 pedestrians passed through one section of the intersection (we couldn't count the entire busy intersection), staying

for an average of 3 minutes each. Obviously, there's a lot of variation in how long people stay in the spaces, but we were especially impressed to discover how many pedestrians pass through the Duboce Park N-Judah stop area; it's truly a neighborhood gateway.

By using the place audit score and the pedestrian activity counts, we'll be able to have a "before" with which to judge the success of the track replacement and station upgrade projects. You can track our progress and comment on our work at the blog we've launched for this project: www.dubocetriangle.wordpress.com. We will soon post the full results of the studies for your enjoyment. We especially welcome people who would like to do place audits and/or pedestrian counts at these or other neighborhood intersections. Please contact Kit Hodge at kitrhodge@gmail.com to volunteer.

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Share the Castro's Community Wi-Fi Project

How would you like to have the Castro/Duboce Triangle become a WiFi Zone? FON, the world's largest WiFi Community, is helping residents & businesses turn the neighborhood into a place where you can always get connected.

FON enables communities to take a bottom-up approach to creating a level of connectivity that municipal WiFi plans have failed to establish in San Francisco. Through individuals safely sharing a small part of their broadband internet connection via our tiny WiFi router,


hotspots are being created all over San Francisco neighborhoods. Everyone who shares bandwidth gets free access to all the hotspots created by the Community – in the Castro and around the globe! The routers and installation are being donated by FON to all qualifying residents for this project.

With the support of Supervisor Bevan Dufty, the Guardian, and community groups, we are reaching out to residents & businesses to participate. We are eager to get more neighbors involved – by sharing bandwidth, spread-

ing the word to neighbors, and reaching out to businesses to become hotspots. Visit sharethecastro.com to sign up or contact Dale Taormino at sfwifi@fon.com or 415-299-2894 if you'd like to help spread the word!

DTNA is a 501(c)3 non-profit San Francisco Organization.

Visit our website:
www.dtna.org



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Calling all old copies of DTNA Newsletters!

Our neighborhood association has been around since 1976 and we have a written history (through our prior newsletters) from 1985 to the present.

We have been asked by the San Francisco Library for a complete copy of our newsletters to add to their collection and are trying to piece one together.

If you have stashed old copies of the DTNA newsletter prior to 1986 in your attic or garage please let us know. We would very much like a complete written history of our neighborhood from 1976.

Please call us at 350-9269!



Mike Tekulsky and Ron Wong

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www.dtna.org



Join your neighborhood association now!

- Show your pride in our Triangle
- Support historic preservation on your street
- Support our wonderful Duboce Park
- Encourage your neighbors to volunteer
- Supports the costs of your newsletter

Mail to:

Treasurer
Duboce Triangle Neighborhood Association
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Name: _____

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- Annual Membership dues:**
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